Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13/249 Burke Road, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $750,000 & $820,000

Median sale price

Median price $635,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/3 Irving St MALVERN 3144	$838,000	18/03/2023
2	4/33 Howard St GLEN IRIS 3146	$835,000	11/03/2023
3	1/1231 Malvern Rd MALVERN 3144	$795,000	21/03/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 26/04/2023 14:05

13/249 Burke Road, Glen Iris Vic 3146

shelter.
Real Estate
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2 2 1

Rooms: 4
Property Type: Apartment

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
March quarter 2023: $635,000

Agent Comments

Entering via a beautiful garden canopy right to the rear of the development, this timeless, whisper-quiet ground floor apartment is the perfect choice for first-time buyers, discerning downsizers and blue-chip investors alike.

Comparable Properties



3/3 Irving St MALVERN 3144 (REI)

2 1 2

Price: $838,000
Method: Auction Sale
Date: 18/03/2023
Property Type: Apartment

Agent Comments



4/33 Howard St GLEN IRIS 3146 (REI)

2 1 1

Price: $835,000
Method: Auction Sale
Date: 11/03/2023
Property Type: Unit

Agent Comments



1/1231 Malvern Rd MALVERN 3144 (REI)

2 1 2

Price: $795,000
Method: Sold Before Auction
Date: 21/03/2023
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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